

# M-1 INDUSTRIAL PROPERTY FOR LEASE



HAVEN  
PROPERTY  
GROUP

CLERMONT, FL 34711  
1262 COMMONS CT

**TYPE** INDUSTRIAL PROPERTY

**SIZES** 3,750 SF



### PROPERTY DESCRIPTION

Located in the beautiful rolling hills of Clermont. The Clermont Commons Business Park, is just down the street from the Citrus Tower and located in Clermont's main business corridor. This is great space to operate your business. Flexibly zoned M-1 Industrial and conveniently located with easy access to Hwy 50, Hwy 27, and the Turnpike.

### PROPERTY HIGHLIGHTS

- Flexible M-1 Industrial Zoning
- Easy access to the Turnpike, Hwy 50, and Hwy 27
- Large roll up doors
- Drive in and through the warehouse ability.

### OFFERING SUMMARY

Lease Rate:	\$15.75 SF/yr (NNN)
Available SF:	3,750 SF
Lot Size:	1 Acre
Building Size Total:	11,250 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,178	16,280	32,268
Total Population	8,921	47,211	89,981
Average HH Income	\$85,870	\$101,437	\$111,540

## LOCATION POINTS OF REFERENCE





